

Q Trio Residences by Quality Group

The New Standard in Contemporary Living.



QUALITY GROUP
DEVELOPMENTS & INVESTMENTS



Highlights

-  3 Apartment Blocks
-  37 Luxury Apartments
-  1, 2 & 3 Bedroom
-  Covered Parking Space
-  Storage Room





Location

-  Livadia, Larnaca
-  All necessary amenities nearby.
-  Close distance to schools.
-  10 min distance by car to popular beaches.
-  5 min distance by car to recreation areas.
-  Easy access to motorway.

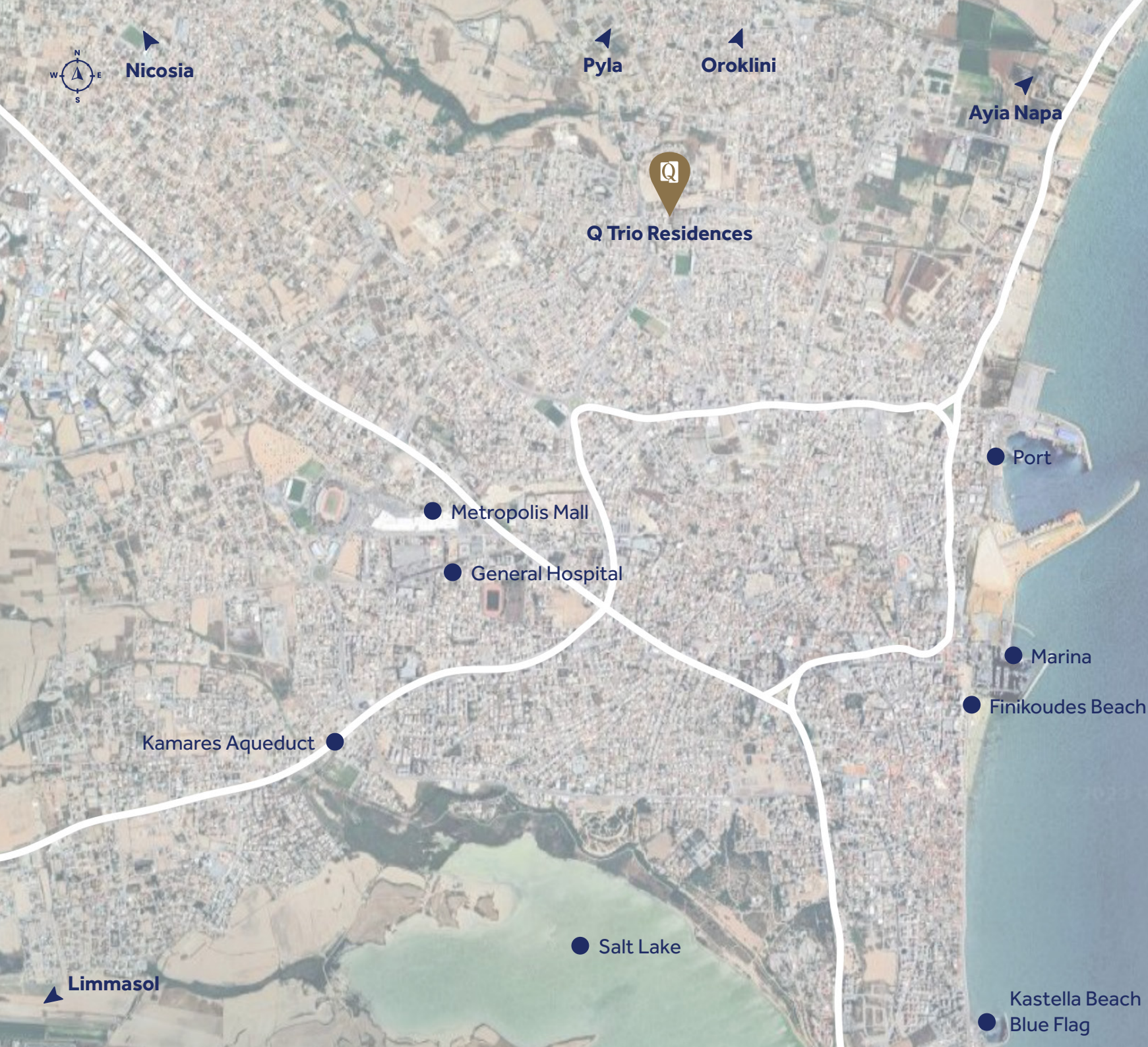
Interior

1. Balcony & Living area
2. Living area & Kitchen
3. Balcony
4. Living area & Kitchen



Exterior





Distances

-  School 1km
-  Airport 8km
-  University 3km
-  Beach 4km
-  Hospital 2km
-  Amenities 0.5km

Scan for
Directions





Land of Tomorrow

Radisson Blu
Hotel

Port & Marina
Development

Finikoudes Beach

Larnaka City Centre

Larnaka
International Airport

Salt Lake



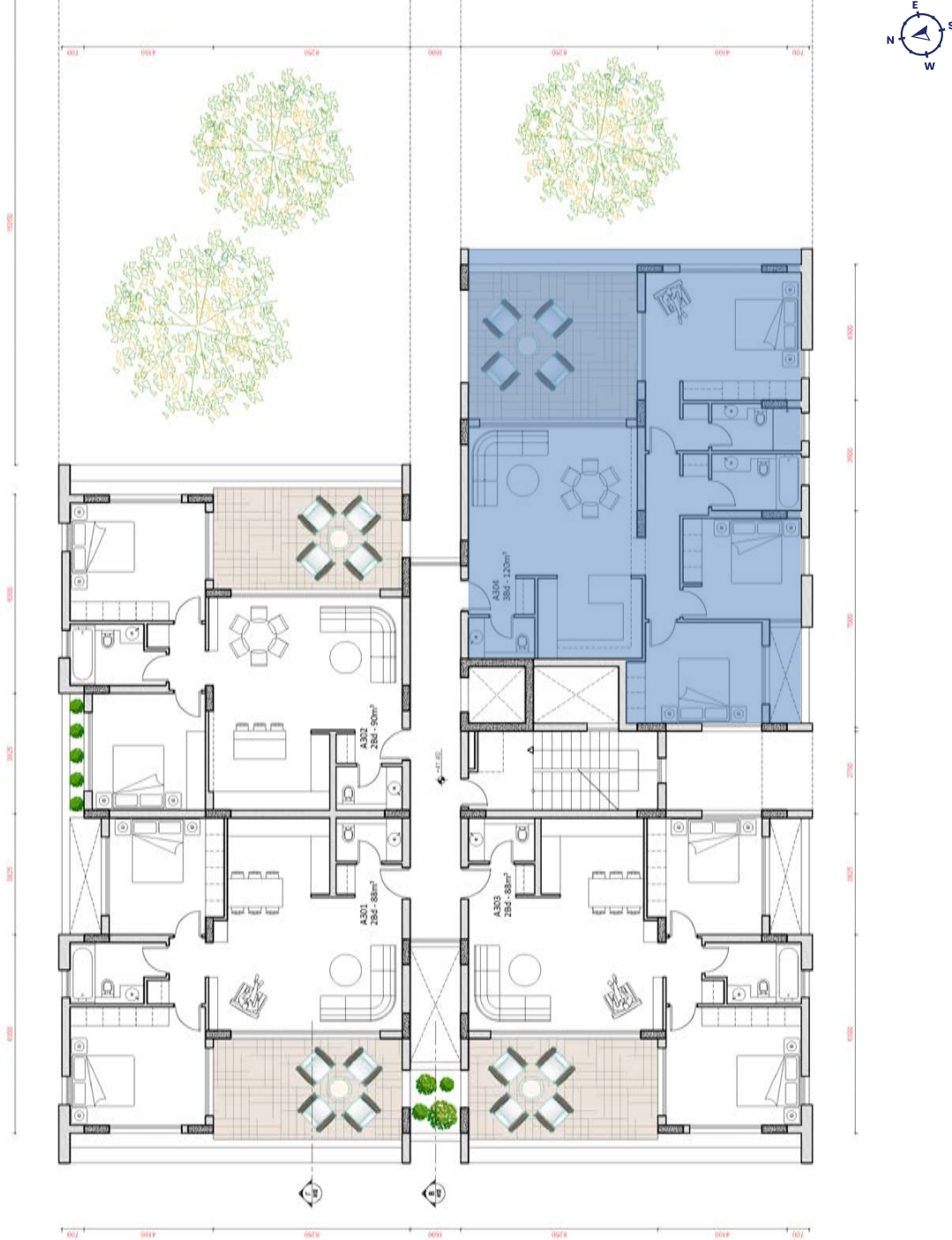
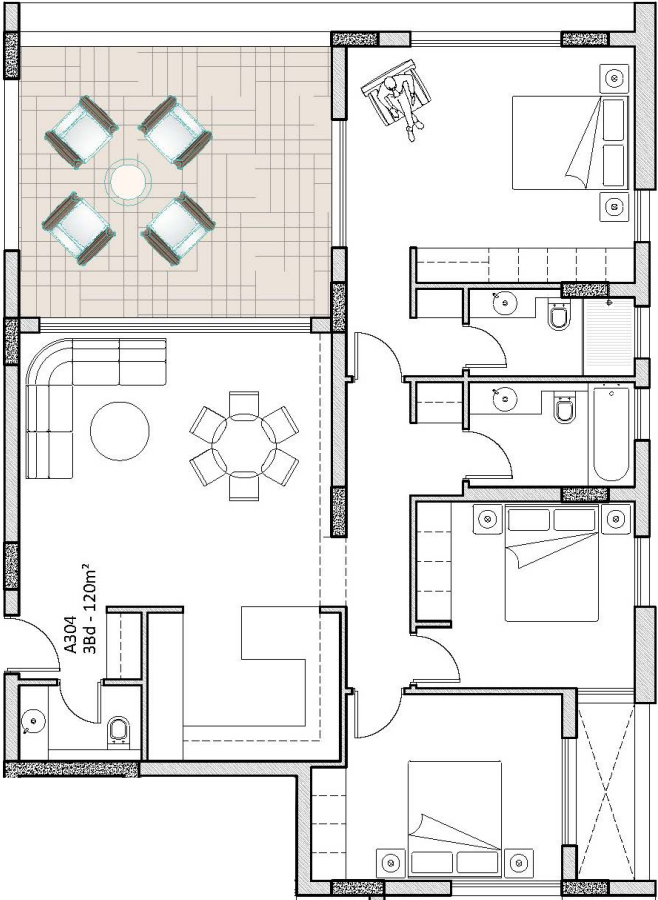
BLOCK A

BLOCK B

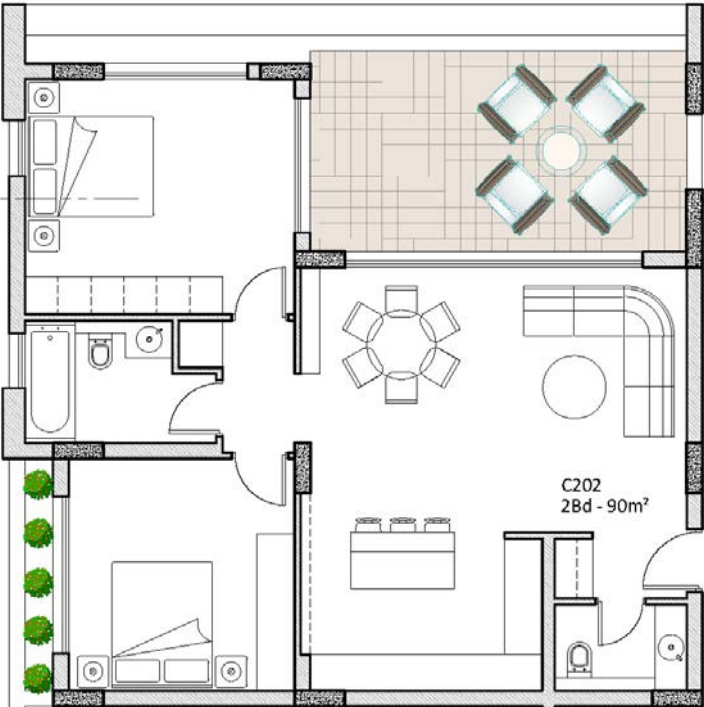
BLOCK C

Site Plan

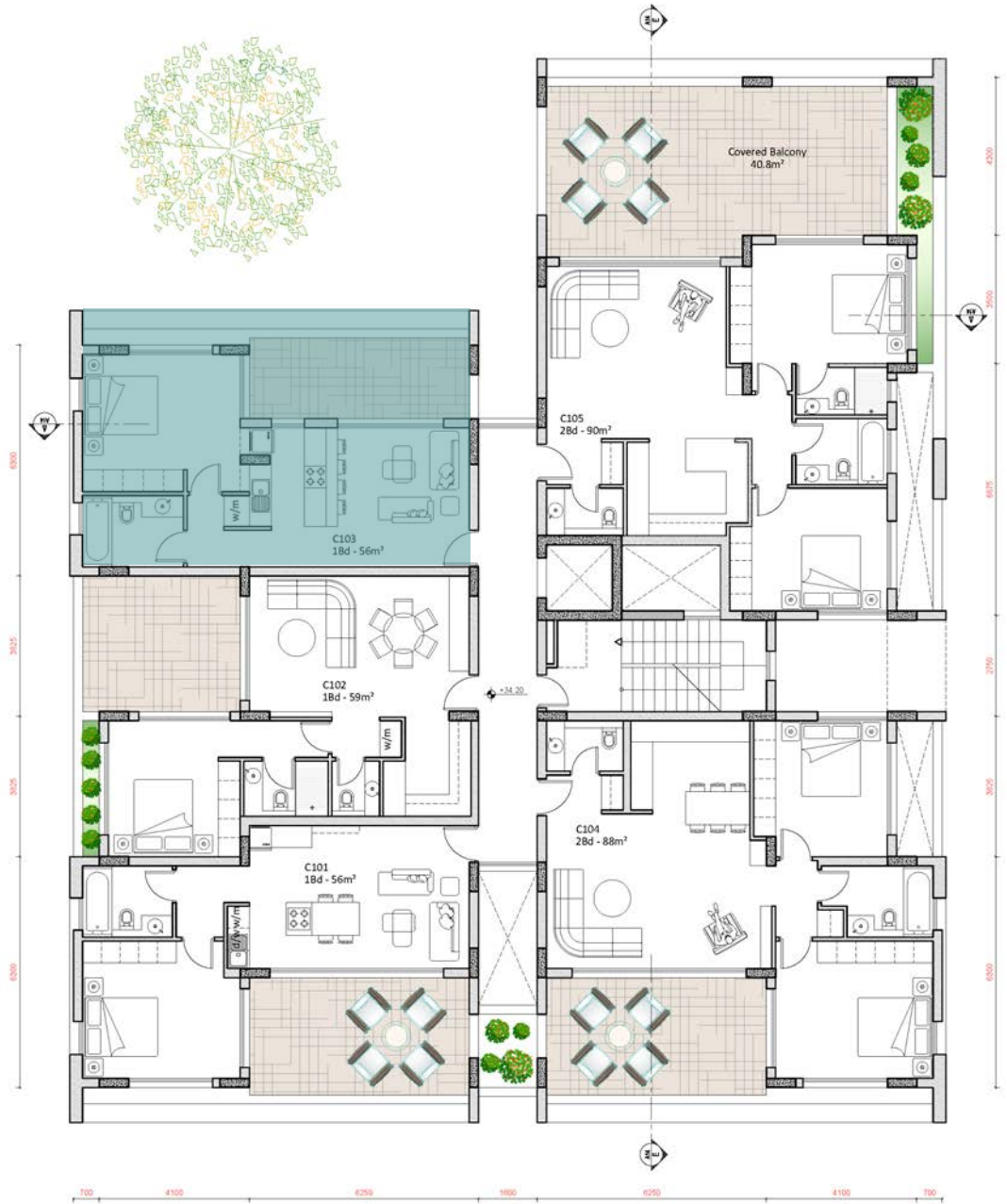
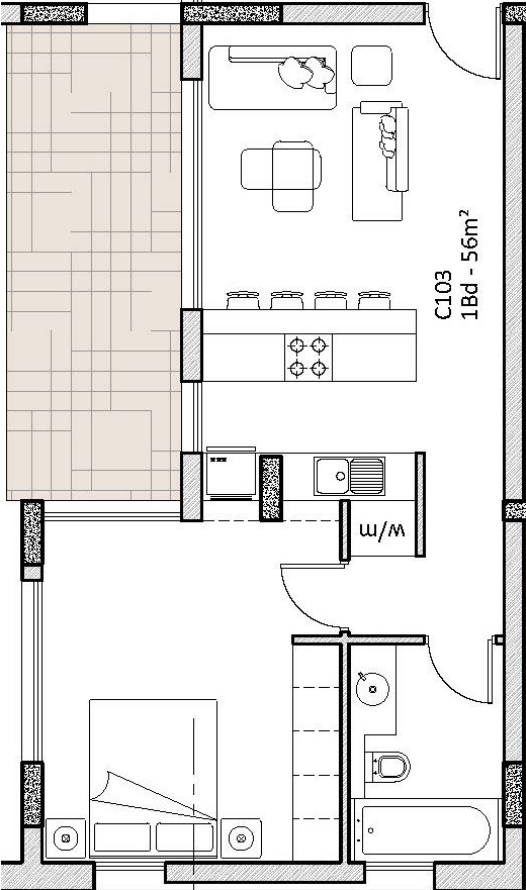
Typical
3 bedroom
apartment



Typical
2 bedroom
apartment



Typical
1 bedroom
apartment



The floor plan shows a building complex with several parking spaces. At the top, a car is shown parked on a street. Below it, a row of four cars is parked in spaces labeled 'ΑΥΤΟΚΙΝΗΤΟ' (Car). To the right of these cars is a building section labeled 'ΗΛΕΚΤΡΟΦΩΤΙΣΜΟΣ' (Electrical Lighting), 'ΚΟΙΝΩΝΙΚΗ ΧΩΡΟΣ' (Social Space), and 'ΧΩΡΟΣ ΑΝΚ' (Disabled Space). Below this, a row of four cars is parked in spaces labeled 'ΑΥΤΟΚΙΝΗΤΟ' (Car). To the right of these cars is a building section labeled 'ΑΥΤΟΚΙΝΗΤΟ' (Car), 'ΑΥΤΟΚΙΝΗΤΟ' (Car), 'ΑΥΤΟΚΙΝΗΤΟ' (Car), and 'ΑΥΤΟΚΙΝΗΤΟ' (Car). At the bottom, a row of three cars is parked in spaces labeled 'ΑΥΤΟΚΙΝΗΤΟ' (Car). To the right of these cars is a building section labeled 'ΑΥΤΟΚΙΝΗΤΟ' (Car), 'ΑΥΤΟΚΙΝΗΤΟ' (Car), 'ΑΥΤΟΚΙΝΗΤΟ' (Car), and 'ΑΥΤΟΚΙΝΗΤΟ' (Car). The plan also includes a north arrow and a scale bar.

This architectural floor plan illustrates a building complex with various functional areas and parking facilities. The plan includes several car icons indicating parking spaces, both along the perimeter and within the building's footprint. Key labeled areas include:

- ΕΚΤΡΟΛΟΓΙΟΣ** (Electrical Room)
- ΚΑΘΥΠΗΡΕΣΤΙΚΟΣ ΧΩΡΟΣ** (Sanitary Area)
- ΧΩΡΟΣ ΑΝΚ.** (Changing Room)
- ΑΓΩΓΙΚΗ** (Conductive / Conduit area, appearing multiple times)
- ΑΙΣΙ.ΣΤ.** (Sensory / Sensing area, appearing multiple times)

The plan also features two large landscaped green areas with trees and shrubs, and a central staircase. Dimensions are provided along the edges of the drawing, and north arrows indicate orientation.



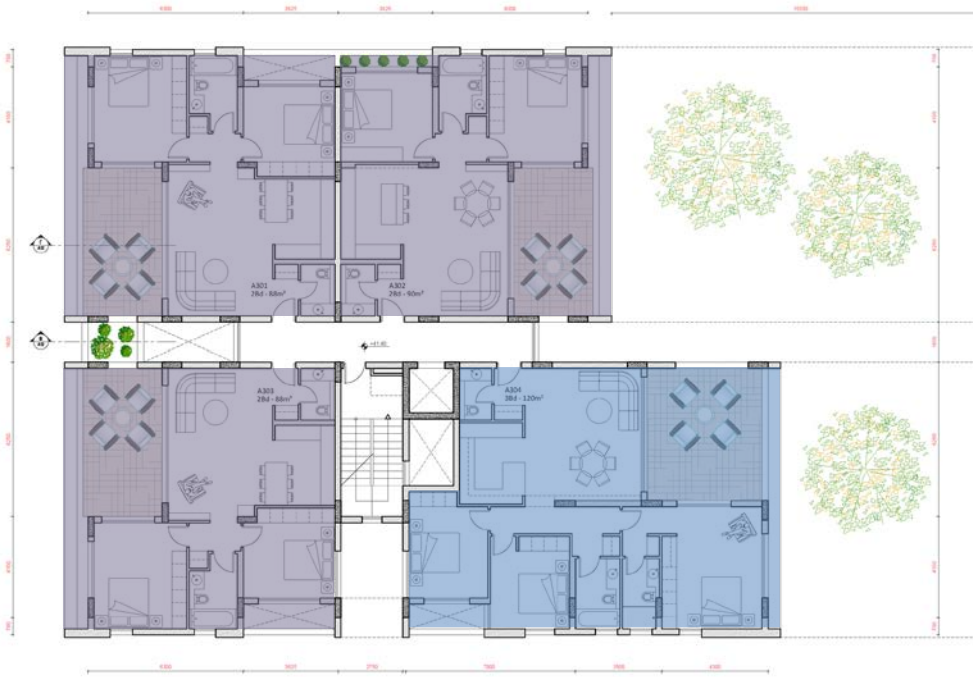
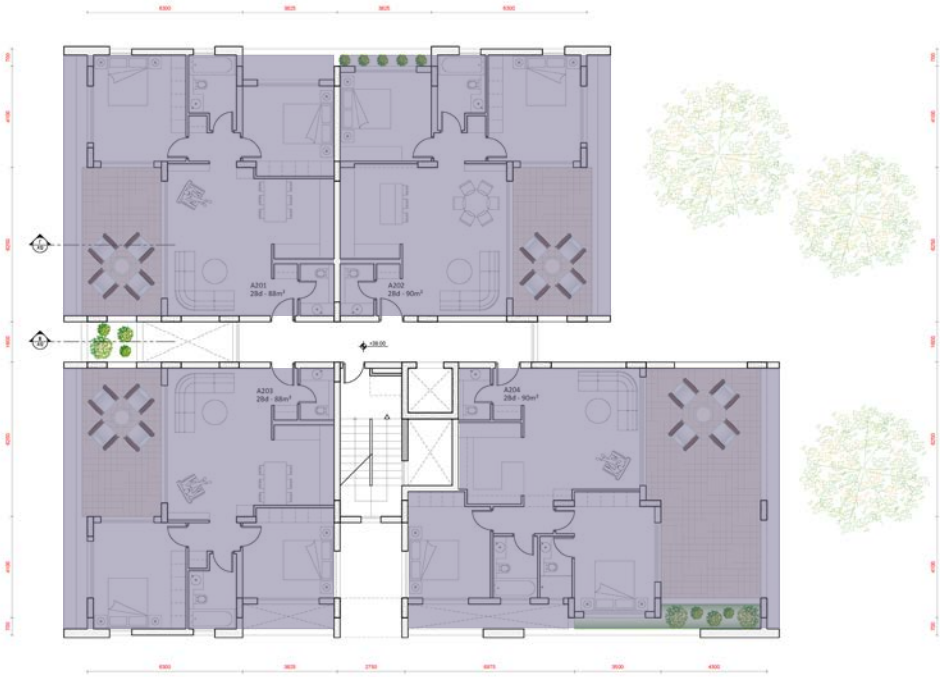
● 3 Bedroom: 0

Block A Plans



2ND FLOOR

3RD FLOOR



● 1 Bedroom: 0

● 2 Bedroom: 7

● 3 Bedroom: 1

Block A Apartments: 13

Block B Plans



GROUND FLOOR



1ST FLOOR

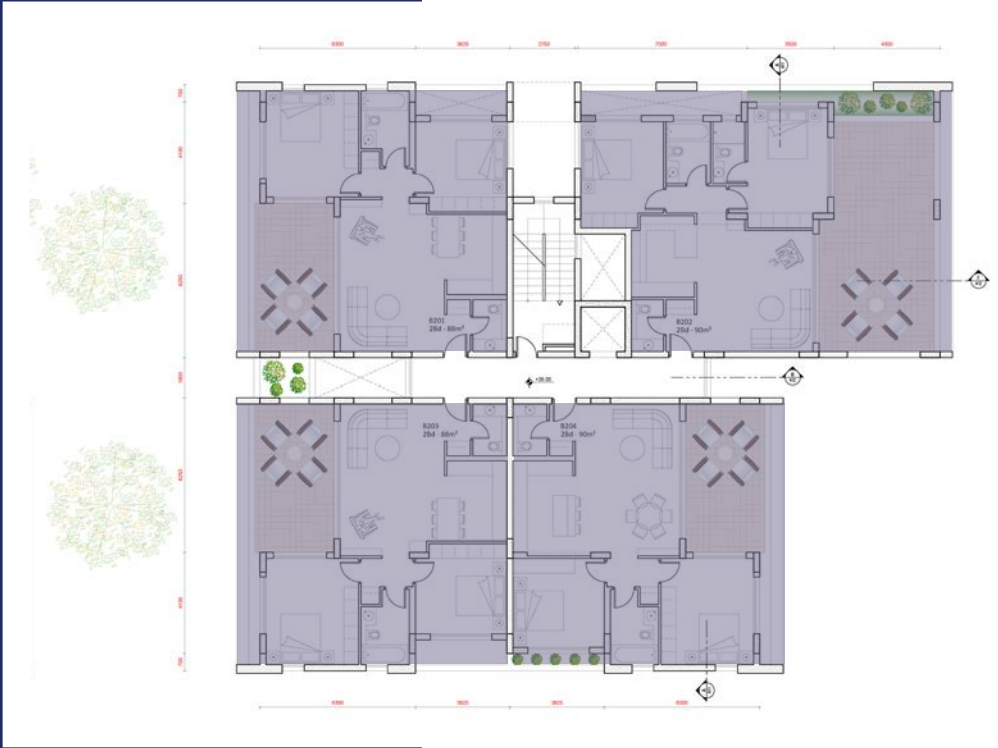


1 Bedroom: 3 2 Bedroom: 2 3 Bedroom: 0

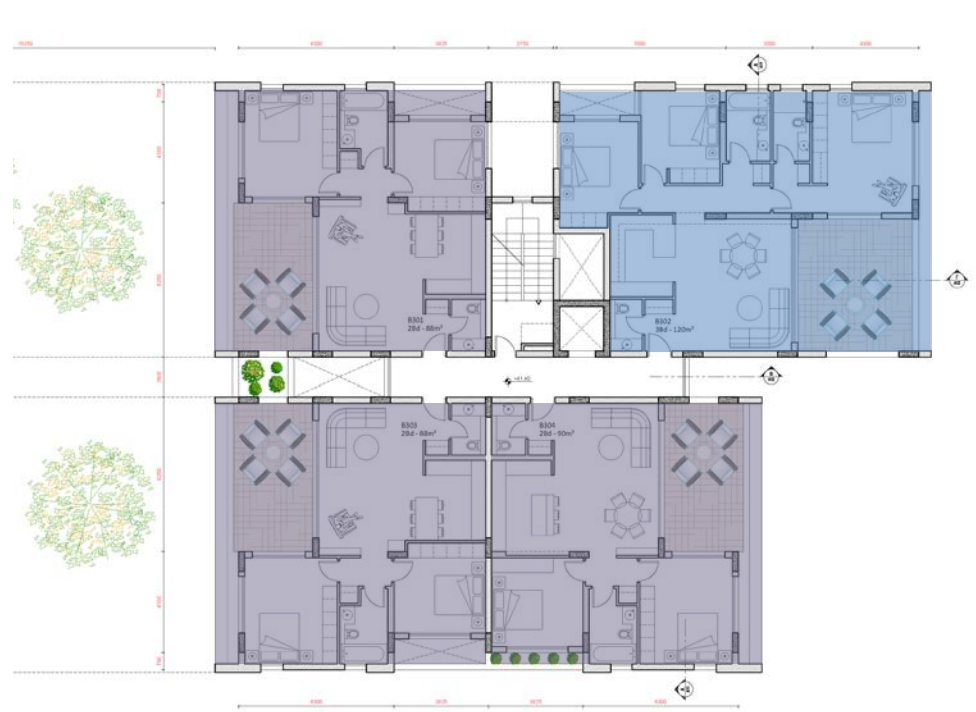
Block B Plans



2ND FLOOR



3RD FLOOR



1 Bedroom: 0

2 Bedroom: 7

3 Bedroom: 1

Block B Apartments: 13

Block C Plans



GROUND FLOOR



1ST FLOOR



- 1 Bedroom: 3
- 2 Bedroom: 2
- 3 Bedroom: 0

Block C Plans



2ND FLOOR

3RD FLOOR



1 Bedroom: 0

2 Bedroom: 5

3 Bedroom: 1

Block C Apartments: 11

Technical Specifications

STRUCTURE

Of reinforced concrete minimum Grade C30/37. Structural design according to the relevant European Standards and the earthquake code. Minimum width of external columns and beams 250mm.

BRICKWORK

With hollow clay bricks, 25cm wide externally and 10cm wide internally, according to Cyprus Standards. Plastered internally and rendered externally all in 3 coats plus 3 coats painting.

FLOOR FINISHES

All living and kitchen areas will be of ceramic – granite tiles of supply price €20/m2. All bedrooms will be of laminated parquet flooring of supply price €17/m2. Bathrooms will be tiled (floors and walls) with ceramic tiles of supply price €20/m2. All verandas will be of anti-slip tiles supply price €20/m2. All floors are finished with skirting of similar type.

DOORS & WINDOWS

- All external doors and windows will be from Aluminum sections with double glazed energy efficient glass, sliding or hinged according to the architectural drawings.
- All internal doors will be timber melamine finish.
- Entrance doors will be of timber sections

WARDROBES & KITCHEN UNITS

Timber with melamine finishes to all areas shown on drawings. Kitchen worktop will be granite of supply cost €170 per running meter.

SANITARY FITTINGS

All of 1st quality according to the EU standards of total supply cost €400 per bathroom, €250 per guest WC and €150 per kitchen (includes all sanitary fittings and sanitary accessories).

WATER SUPPLY

All as per plans with pipe in pipe system according to the EU standards. Solar panels and water tank is included.

ELECTRICAL INSTALLATION

All according to the electrical drawings and E.A.C. regulations. Power supply points and switches are as shown on electrical drawings. Lighting fittings are not included.

AIR-CONDITIONING-HEATING

Full installation and commissioning of A/C units (For heating and cooling) in kitchen, living area and bedrooms.

INSULATION

Moisture Insulation: All concrete surfaces exposed to earth plus all balconies and roofs will be insulated against moisture.
Thermal Insulation: Thermal insulation with polystyrene according to study for high energy efficiency building (category A).

PARKING

One private parking space for each apartment as shown in the architectural drawings.

STORAGE

One private storage unit for each apartment as shown in the architectural drawings.

NOTES

- Prices quoted are the showroom retail prices, available only at Quality collaborator showrooms.
- V.A.T is included in the prices.
- Clients are entitled of carrying out any internal alterations with the approval of the Architect and subject to project progress.
- The following services / extras can be offered to the clients:
 - Proposals/advice for interior design
 - False ceilings depending on project progress and/or height of building
 - Burglar and Fire alarm system – (Budget Cost €1,500)
 - Furniture/ electrical appliances/ lighting fittings (Budget cost €5,000)

About the Developer



Quality Property Developments, founded in 1991, is one of the premier privately-owned, integrated property development and construction groups based in Cyprus. From strategic site acquisition, design, planning and construction through to project sales and marketing, Quality Property Developments controls the entire lifecycle of every project with the goal to deliver premium quality to its clients. The company is currently planning, designing, and developing a wide range of residential and commercial projects for the local market but also high rise projects such as hotels, residential and commercial towers, student accommodations and many more.



QUALITY GROUP
DEVELOPMENTS & INVESTMENTS



+357 24 821 855
info@qualitydevelopments.com
41 Constantinou Paleologou,
6036 Larnaka, Cyprus
www.qualitygroupcyprus.com
www.qualitydevelopments.com

Disclaimer: Whilst all reasonable care has been taken in the preparation of this leaflet and the information contained herein is believed to be correct, it cannot be guaranteed and is provided in good faith without liability. This leaflet is for guidance only and does not constitute an offer contract. Photographs and illustrations are indicative only. The actual finished building may differ from the images shown here. Please consult the final plans and specifications for the building to ensure that you have an accurate understanding of its features and design.